

**PB# 98-31**

**VAN LEEUWEN SD**

**55-1-119**

98 - 31 VanLeeuwen, Henry Subdivision  
Ann Elizabeth Drive - Phase III  
(Pfau) 5 Lots

Approved 11-13-98

Wilson Jones • Carbonless • S 654 NCR Duplicate • 5 1/2 x 7 1/2 • 10-CL Tri-CL

DATE August 26, 1998 RECEIPT 065524  
RECEIVED FROM Peters, K, P. & Son, Inc.  
Address \_\_\_\_\_  
Paid in cash 00/100 DOLLARS \$ 50.00  
FOR P.P. Application Fee (#98-31)

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	#2357
AMOUNT PAID		CHECK	50.00
BALANCE DUE		MONEY ORDER	

Town Clerk  
BY Dorothy H. Hansen

Wilson Jones • Carbonless • S 654 NCR Duplicate • 5 1/2 x 7 1/2 • 10-CL Tri-CL

DATE August 26, 1998 RECEIPT 98-31  
RECEIVED FROM Henry Van Leeuwen  
Address Beattie Road - Rock Tavern, N.Y. 12575  
Six Hundred 00/100 DOLLARS \$ 600.00  
FOR Subdivision Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	600.00	CASH	
AMOUNT PAID	600.00	CHECK	#1495
BALANCE DUE	-0-	MONEY ORDER	

A. Zappalo  
BY Myra Mason, Secretary

Wilson Jones • Carbonless • S 654 NCR Duplicate • 5 1/2 x 7 1/2 • 10-CL Tri-CL

DATE Nov. 13, 1998 RECEIPT 037351  
RECEIVED FROM Henry Van Leeuwen  
Address \_\_\_\_\_  
Two Hundred Seventy 00/100 DOLLARS \$ 270.00  
FOR Planning Board #98-31

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	#1543
AMOUNT PAID		CHECK	270.00
BALANCE DUE		MONEY ORDER	

Town Clerk  
BY Dorothy H. Hansen

Wilson Jones • Carbonless • S 654 NCR Duplicate • 5 1/2 x 7 1/2 • 10-CL Tri-CL

DATE November 13, 1998 RECEIPT 98-31  
RECEIVED FROM Henry Van Leeuwen  
Address Beattie Rd - Rock Tavern, NY  
Two-Thousand 00/100 DOLLARS \$ 2,000.00  
FOR 4 Lots Recreation Fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	2,000.00	CASH	
AMOUNT PAID	2,000.00	CHECK	#1544
BALANCE DUE	-0-	MONEY ORDER	

Myra Mason  
BY Myra Mason

21  
Map Number 216-98

Section 55 Block 1 Lot 119

City [ ]  
Town [ ]  
Village [ ] New Windsor

Title: Ann Elizabeth Drake

Dated: 10-19-98 Rev. 11-16-98  
Filed

Approved by James Pedro Jr.  
on 11-13-98

Record Owner Van Leeuwen, Henry

DONNA L. BENSON  
Orange County Clerk

(3 sheets)



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
e-mail: mheny@att.net
- ☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765  
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**



**REVIEW NAME:** ANN ELIZABETH DRIVE (VANLEEUEWEN)  
MAJOR SUBDIVISION

**PROJECT LOCATION:** ANN ELIZABETH DRIVE (OFF BEATTIE ROAD)  
SECTION 55-BLOCK 1-LOT 119

**PROJECT NUMBER:** 98-31

**DATE:** 9 SEPTEMBER 1998

**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE  
62 + ACRE PARCEL INTO FIVE (5) SINGLE-FAMILY  
RESIDENTIAL LOTS.

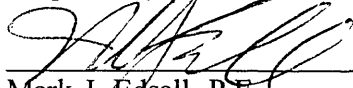
1. The property is located within the R-1 Zoning District of the Town. The bulk information shown on the plan appears correct for the zone and use group, although the table should be expanded to reflect minimum livable area of 1,200 square feet. Each of the lots appears to comply with the minimum bulk requirements for the zone.
2. A sanitary disposal system design table is included on Sheet 3 addressing Lots 1-4 (Lot 5 is already developed). Based on the soils test data presented on the plans, the sanitary disposal system sizing appears adequate for the proposed residences. I do have the following comments regarding the system designs:
  - a. The pump chamber detail on Drawing 3 has not been completed. Elevations are missing.
  - b. For the pump chamber for Lot 3, I recommend that a spare pump be provided for the residence. In addition, it should note that the alarm for the high level should "sound" within the residence.
  - c. The plan should note that the curtain drain is mandatory as part of the system installation for all systems.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** ANN ELIZABETH DRIVE (VANLEEUEWEN)  
MAJOR SUBDIVISION  
**PROJECT LOCATION:** ANN ELIZABETH DRIVE (OFF BEATTIE ROAD)  
SECTION 55-BLOCK 1-LOT 119  
**PROJECT NUMBER:** 98-31  
**DATE:** 9 SEPTEMBER 1998

3. The Driveway Details on Drawing 3 should be made complete via the addition of the Standards Notes of the Town Highway Department.
4. By Town definition, this application is a major subdivision. The Planning Board should consider scheduling the necessary **Public Hearing** for this **Major Subdivision**, as required under Paragraph 4 of the Subdivision Regulations.
5. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
6. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
\_\_\_\_\_  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:ANN.mk

ANN ELIZABETH DRIVE MAJOR SUBDIVISION 98-31)

Mr. Hank Van Leeuwen appeared before the board for this proposal.

MR. PETRO: This application proposes subdivision of 62 plus acre parcel into 5 single family residential lots. This is the first time we're looking at this?

MR. VAN LEEUWEN: No, you've looked at it before, I believe.

MR. EDSALL: You looked at it as part of the previous application when Ann Elizabeth Drive was created but this is the first time you have looked at this application.

MR. VAN LEEUWEN: I understand the only thing we have to do is set up a public hearing.

MR. PETRO: Mark, sanitary disposal system design table on sheet 3, lot 5 is already developed so you're creating 4 additional lots?

MR. VAN LEEUWEN: Yes.

MR. PETRO: Based on the soil test data presented on the plan, sanitary disposal system appears adequate for the proposed residences. I do have the following comments regarding the system designs, do you want to go over them briefly?

MR. EDSALL: Just some minor items which have to be added to the design sheet for the sanitary system so it will be complete. I'm sure he can have that done for the public hearing.

MR. PETRO: Obviously, we have proper separation between the systems and the wells?

MR. EDSALL: Yes.

MR. PETRO: We have highway approval on 8/26/98 and we have fire approval on 9/2/98 and obviously, the lot sizes all conform.

MR. LANDER: Mr. Van Leeuwen, this is town road?

MR. VAN LEEUWEN: Yes.

MR. LANDER: This road already exists?

MR. VAN LEEUWEN: Yes.

MR. LANDER: Are there any homes on this road yet?

MR. VAN LEEUWEN: Yes, three, this one here, this one here and this one here.

MR. PETRO: This is, what's the zoning here, Henry?

MR. VAN LEEUWEN: Residential agricultural one acre.

MR. PETRO: Permitted use in the zone?

MR. VAN LEEUWEN: Yes, 125 foot frontage.

MR. PETRO: All around you is other residential homes?

MR. VAN LEEUWEN: Yes.

MR. PETRO: And it's a four lot so this is not required public hearing.

MR. EDSALL: It is because the total number of lots is 5 for the application, so he needs a public hearing, unfortunately.

MR. PETRO: Can I have a motion to set up a public hearing?

MR. LUCAS: Make a motion.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board require a public hearing for the Ann Elizabeth Drive Van Leeuwen major subdivision off Dutchman Drive.



September 9, 1998

52

MR. VAN LEEUWEN: No, Ann Elizabeth Drive off Beattie Road.

MR. PETRO: It says Dutchman Drive.

MR. VAN LEEUWEN: No, it doesn't says, Ann Elizabeth Drive. You got the wrong map.

MR. PETRO: Could have sworn I saw this plan before. Off Ann Elizabeth Drive. Is there any further discussions from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Contact the planning board secretary to get the dates, next available dates.

MR. VAN LEEUWEN: I've already done that, I'm on my way.

PUBLIC HEARING:

VAN LEEUWEN, HENRY SUBDIVISON (98-31) ANN ELIZABETH  
DRIVE

MR. PETRO: It is a public hearing, Mr. Van Leeuwen, do you have someone?

MR. VAN LEEUWEN: Yes, Kirk.

Mr. Kirk Rother appeared before the board for this proposal

MR. PETRO: The board does review this first, it is a public hearing. Sometime during our review, I'll open it up to the public and entertain comments at that time. This application proposes subdivision of 62 acre parcel into five single family residential lots. The plan was previously reviewed at the 9 September meeting, 1998, obviously you're here for the public hearing. Okay, Mr. Van Leeuwen or sir.

MR. VAN LEEUWEN: Mr. Chairman, it's four basic lots with the remaining lot being the big lot, okay, of over 60 acres. That will end this subdivision. I'm not going to go any further with the plan. This area in here is a little bit too wet, the road has been turned over to the town, it should be finalized in December. I'm working on that with Mr. Pullar now and basically, that's it.

MR. PETRO: On your cover sheet, I didn't see any houses plotted, but I see on the next sheet that we have everything. Maybe we should go to the next sheet, page two, gentlemen. Mark, all the setbacks between water and septic designs, they all seem to be in order?

MR. EDSALL: Yes, they do.

MR. PETRO: Do you have an engineering stamp for the percolation for the septic design, correct?

MR. ROTHER: Yes.

MR. PETRO: Lot 5 is remaining, you're not building on

lot 5?

MR. VAN LEEUWEN: No.

MR. EDSALL: Five has an existing house.

MR. VAN LEEUWEN: There's already a building on lot 5.

MR. LANDER: Mr. Van Leeuwen, the 52 acres, you're not planning on subdividing the rest of that?

MR. VAN LEEUWEN: Most of it's wetlands, Ron, the only possible subdivision I will ever do some day is over in this area, this in here is wet.

MR. LANDER: I see the wetlands.

MR. VAN LEEUWEN: So, there's a possibility over here, there's an old building in here, too, but everything else pretty much is going to maybe some day, if I ever, that could be another 10 or 15 years.

MR. PETRO: Hank, you have to add to the bulk table the 1,200 square foot minimum square foot that should be added to the bulk table somewhere. That's is the only technical problem that we have and you can certainly make take subject to, if we get that far. Gentlemen, we have reviewed this a couple times, how about if we open it up to the public, get some input. We have an agricultural notice that did go out September 29 with 18 addressed envelopes and we also had notice of public hearing which went out September 29, 1998 with 33 addressed envelopes, we have it notarized. Okay, at this time, I'm going to open it up to the public, if someone is here and would like to speak on behalf of this application, please be recognized by the chair, come forward, state your name and address and your concern. Does anyone want to speak on behalf of this application? Okay, let the board note for the minutes that no one speaks and with that, I'll entertain a motion to close the public hearing.

MR. ARGENIO: Motion.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Ann Elizabeth Drive major subdivision. We have highway approval on 9/30/98 and fire approval on 9/30/98. Mark, you have no more outstanding comments?

MR. EDSALL: No, I would just ask Myra to check where we stand with SEQRA on this.

MR. PETRO: We wouldn't have closed it out so we need to make a motion for negative dec.

MR. LUCAS: Make it.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare negative dec for the Ann Elizabeth Drive major subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I'll entertain a motion for final approval.

MR. LANDER: So moved.

MR. LUCAS: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare final approval for the Ann Elizabeth Drive major subdivision subject to the 1,200 square foot note being added to the bulk table, that's for living space, okay, just take one of Mark's comments, that's all you need to add to the final plan.

MR. ROTHER: Joe spoke to Mark earlier about it.

MR. PETRO: We just took lead agency.

MR. EDSALL: Maybe what you can do is just have whomever made the motion and second on the negative dec and include in that motion that you are assuming lead agency cause there are no other involved agencies.

MR. LANDER: So moved.

MR. LUCAS: Second it.

ROLL CALL

MR. ARGENIO	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: Most of the houses I require 3,000 square feet or better but I'll still put it on there.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/16/98

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 98-31

NAME: ANN ELIZABETH DRIVE SUBDIVISION  
APPLICANT: VAN LEEUWEN, HENRY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/13/98	PLANS STAMPED	APPROVED
10/14/98	P.B. APPEARANCE - PUB. HEAR	LA:ND APPROVED
09/09/98	P.B. APPEARANCE	SCHED. PH
09/02/98	WORK SESSION APPEARANCE	READY FOR AGENDA
08/19/98	WORK SESSION APPEARANCE	RETURN TO W.S.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/16/98

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 98-31

NAME: ANN ELIZABETH DRIVE SUBDIVISION

APPLICANT: VAN LEEUWEN, HENRY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	08/26/98	EAF SUBMITTED	08/26/98	WITH APPLICATION
ORIG	08/26/98	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	08/26/98	LEAD AGENCY DECLARED	10/14/98	TOOK LEAD AGENCY
ORIG	08/26/98	DECLARATION (POS/NEG)	10/14/98	DECL. NEG. DEC
ORIG	08/26/98	PUBLIC HEARING	10/14/98	HELD PUB. HEAR
ORIG	08/26/98	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/13/98

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 98-31

NAME: ANN ELIZABETH DRIVE SUBDIVISION  
APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/26/98	REC. CK. #1495	PAID		600.00	
09/09/98	P.B. ATTY. FEE	CHG	35.00		
10/14/98	P.B. ATTY.FEE	CHG	35.00		
10/14/98	P.B. MINUTES	CHG	18.00		
11/10/98	P.B. ENGINEER FEE	CHG	170.50		
11/13/98	RET. TO APPLICANT	CHG	328.00		
09/09/99	P.B. MINUTES	CHG	13.50		
		TOTAL:	600.00	600.00	0.00

*Please issue a check in  
the amount of \$328.00 to.*

*Henry Van Leeuwen  
Beattie Road  
Rock Tavern, N.Y. 12575*

*Done to L.R. 11/13/98*



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/14/98

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 98-31

NAME: ANN ELIZABETH DRIVE SUBDIVISION

APPLICANT: VAN LEEUWEN, HENRY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	09/29/98	MUNICIPAL HIGHWAY	09/30/98	APPROVED
REV1	09/29/98	MUNICIPAL WATER	09/30/98	APPROVED
REV1	09/29/98	MUNICIPAL SEWER	09/29/98	APPROVED
REV1	09/29/98	MUNICIPAL FIRE	09/30/98	APPROVED
ORIG	08/25/98	MUNICIPAL HIGHWAY	08/26/98	APPROVED
ORIG	08/25/98	MUNICIPAL WATER	08/28/98	APPROVED
ORIG	08/25/98	MUNICIPAL SEWER	09/02/98	APPROVED
ORIG	08/25/98	MUNICIPAL FIRE	09/02/98	APPROVED

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

\_\_\_ LOTS @ 150.00 (FIRST 4 LOTS).....\$  
\_\_\_ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

\_\_\_ LOTS @ 400.00 (FIRST 4 LOTS).....\$  
\_\_\_ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$

\* \* \* \* \*

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00  
PRELIMINARY PLAT APPROVAL .....\$ 100.00  
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 120.00  
FINAL PLAT SECTION FEE.....\$ 100.00  
BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 270.00 ①

\* \* \* \* \*

RECREATION FEES:

4 LOTS @ \$500.00 PER LOT .....\$ 2000.00 ②

\* \* \* \* \*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$  
PLANNING BOARD ATTORNEY FEES.....\$  
MINUTES OF MEETINGS.....\$  
OTHER.....\$

\* \* \* \* \*

PERFORMANCE BOND AMOUNT.....\$

4% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

2% OF APPROVED COST ESTIMATE:.....\$  
(INSPECTION FEE)



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
e-mail: mheny@att.net

☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765  
e-mail: mhpa@ptd.net

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**



**REVIEW NAME:** ANN ELIZABETH DRIVE (VANLEUWEN)  
MAJOR SUBDIVISION  
**PROJECT LOCATION:** ANN ELIZABETH DRIVE (OFF BEATTIE ROAD)  
SECTION 55 - BLOCK 1 - LOT 119  
**PROJECT NUMBER:** 98-31  
**DATE:** 14 OCTOBER 1998  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE  
62 + ACRE PARCEL INTO FIVE (5) SINGLE-FAMILY  
RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY  
REVIEWED AT THE 9 SEPTEMBER 1998 MEETING. THE  
APPLICATION IS BEFORE THE BOARD FOR A PUBLIC  
HEARING AT THIS MEETING.

1. As previously noted, the property is located within the R-1 Zoning District of the Town and each of the lots appears to comply with the minimum bulk requirements.

All of the previous technical review comments have been addressed, with the exception of a correction to the Bulk Table. The minimum livable area of 1200 square feet should be added to the table.

2. If the Planning Board becomes aware of any additional concerns as part of this Public Hearing, I will be pleased to review same, as deemed necessary by the Planning Board.

Respectfully submitted,

Mark J. Edsall, P.E.  
Planning Board Engineer

MJEsh

A:.elizabeth.sh

*Public Hearing*  
RESULTS OF P.B. MEETING OF: *October 14, 1998*

**PROJECT:** *1421-1000000*

**P.B.#**

**LEAD AGENCY:**

**NEGATIVE DEC:**

1. AUTHORIZE COORD LETTER: Y\_\_\_ N\_\_\_

M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_

2. TAKE LEAD AGENCY: Y\_\_\_ N\_\_\_

CARRIED: YES ✓ NO   

M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_

CARRIED: YES ☐ NO ☒

WAIVE PUBLIC HEARING:

M) 7 S) 1 VOTE: A 4 N 0 WAIVED: Y    N   

~~SCHEDULE~~ P.H. Y 1 N

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_

RETURN TO WORK SHOP: YES\_\_\_ NO\_\_\_

**APPROVAL:**

M)      S)      VOTE: A      N      APPROVED:                     

M) S) VOTE: A N APPROVED CONDITIONALLY: ☒

NEED NEW PLANS: Y      N

**DISCUSSION/APPROVAL CONDITIONS:**

[illegible]



PLANNING BOARD : TOWN OF NEW WINDSOR  
COUNTY OF ORANGE : STATE OF NEW YORK

In the Matter of Application for Site Plan (Subdivision) of

Henry Van Leeuwen - Ara Eliz. Dr.

Applicant.

AFFIDAVIT OF  
SERVICE  
BY MAIL

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE )

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

On Sept. 29, 1998, I compared the 18 addressed envelopes containing the attached Agricultural District Notice with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason  
Myra L. Mason, Secretary for  
the Planning Board

Sworn to before me this

29<sup>th</sup> day of September, 1998

Deborah Green  
Notary Public

DEBORAH GREEN  
Notary Public, State of New York  
Qualified in Orange County  
# 4984065  
Commission Expires July 15, 1999

## LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on OCTOBER 14 1998 at 7:30 P.M. on the approval of the

proposed SUBDIVISION (Subdivision of Lands)\*

~~(Site Plan)\*~~ OF Henry VanLeeuwen ANN-ELIZABETH DRIVE SECTION 55 BLOCK 1 LOT 119 ~~119~~

located OFF BEATTIE ROAD ON ANN ELIZABETH DRIVE

Map of the (Subdivision of Lands)(Site Plan)\* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: SEPTEMBER 28, 1998

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

---

NOTES TO APPLICANT:

- 1). \*Select Applicable Item.
- 2). A completed copy of this Notice must be approved prior to publication in The Sentinel.
- 3). The cost and responsibility for publication of this Notice is fully the Applicants.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on

OCTOBER 14 1998 at 7:30P.M. on the approval of the proposed SUBDIVISION (Subdivision of Lands)\*

(~~SIXTYEIGHT~~) \* OF HENRY VAN LEEUWEN

located OFF BEATTIE ROAD ON ANN ELIZABETH DRIVE

Map of the (Subdivision of Lands)(Site Plan)\* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: SEPTEMBER 28, 1998

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman



55-1-42.4  
R & C Mulligan Corp.  
508 Beattie Rd.  
Rock Tavern, NY 12575 ✓

55-1-96.21  
Roger P. & Nadine L. Bechle  
325 Beattie Rd.  
Washingtonville, NY 10992 ✓

55-1-122  
Eugene & Janis Cash  
285 Beattie Rd.  
Washingtonville, NY 10992 ✓

55-1-60  
Diana H. & Margaret Duskin  
PO Box 268  
Washingtonville, NY 10992 ✓

55-1-117  
Darlene & John E. Mowbray  
318 Beattie Rd.  
Washingtonville, NY 10992 ✓

55-2-1  
Ira A. & Marie E. Kurtz  
2 MacLean Dr.  
Rock Tavern, NY 12575 ✓

55-1-61  
Thomas E. & Jacquelyn D. DeGroat  
PO Box 211  
Layton, NJ 07851 ✓

55-1-116.1  
Raymond & Loretta T. Sullivan  
328 Beattie Rd.  
Washingtonville, NY 10992 ✓

55-2-2  
Joseph E. Jr & Susan Filoreto  
4 MacLean Dr.  
Rock Tavern, NY 12575 ✓

55-1-65.21  
Henry J. & Beth A. Jezik  
306 Beattie Rd.  
Washingtonville, NY 10992 ✓

55-1-118  
Jan & Alice Polman  
330 Beattie Rd.  
Washingtonville, NY 10992 ✓

55-2-3  
Diane Jacob  
235 Bay Ridge Ave.  
Brooklyn, NY 11220 ✓

55-1-65.22  
Robert M. Jezik  
PO Box 32  
Rock Tavern, NY 12575 ✓

55-1-119.1  
Joseph & Susan Picone  
17 Ann Elizabeth Dr.  
Washingtonville, NY 10992 ✓

55-2-9  
John O'Donoghue &  
Carol A. McGrath  
11 MacLean Dr.  
Rock Tavern, NY 12575 ✓

55-1-65.23  
Louis J. Jezik  
282 Beattie Rd.  
Washingtonville, NY 10992 ✓

55-1-119.2  
Timothy J. & Donna M. Santiago  
16 Ann Elizabeth Dr.  
Washingtonville, NY 10992 ✓

55-2-10  
Robert E. & Majorie Reichard  
9 MacLean Dr.  
Rock Tavern, NY 12575 ✓

55-1-65.4  
Thomas A. & Heidi J. M. Gamble  
373 Beattie Rd.  
Rock Tavern, NY 12575 ✓

55-1-119.31  
Linda M. Panzer  
28 Ann Elizabeth Dr.  
Washingtonville, NY 10992 ✓

55-2-11  
Richard E. & Joyce M. Ofeldt  
7 MacLean Dr.  
Rock Tavern, NY 12575 ✓

55-1-66  
William L. & Eileen R. Gamble  
377 Beattie Rd.  
Rock Tavern, NY 12575 ✓

55-1-119.41  
Hudson Highland Builders, Inc.  
PO Box 1190  
Newburgh, NY 12550 ✓

55-2-12  
Bruce J. & Laura Hermann  
5 MacLean Dr.  
Rock Tavern, NY 12575 ✓

55-1-95  
Linda R. Gilmartin  
309 Beattie Rd.  
Washingtonville, NY 10992 ✓

55-1-120  
Richard & Mirella DiPaola  
295 Beattie Rd.  
Washingtonville, NY 10992 ✓

\* Highlighted parcels  
are the site plan list

55-1-96.12  
A&M Spiliotis Construction, Inc.  
16 Pat Rd.  
Newburgh, NY 12550 ✓

55-1-121  
Jerald Fiedelholz  
270 Quassaick Ave.  
New Windsor, NY 12550 ✓

3. A copy of the map must be filed with the Town Clerk for public inspection.
4. In addition to the above mentioned notices, the following must also receive a copy of the notice of hearing. These may be sent regular first-class mail.

George J. Meyers, Supervisor  
Town of New Windsor ✓  
555 Union Avenue  
New Windsor, NY 12553

James R. Petro, Chairman ✓  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553

Dorothy H. Hansen, Town Clerk ✓  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

Mark J. Edsall, P.E. ✓  
McGoey and Hauser  
Consulting Engineers, P.C.  
45 Quassaick Avenue  
New Windsor, NY 12553

Andrew Krieger, Esq. ✓  
219 Quassaick Avenue  
New Windsor, NY 12553



September 24, 1998

Mr. James Petro, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

Re: Ann-Elizabeth Drive Resubdivision  
Project No. 98-31  
P&P No. 96203.01

Dear Mr. Petro:

In reference to the above project, enclosed please find ten (10) copies of the Revised Subdivision Plans and completed mailings for the upcoming public hearing. Revisions are based on McGoey, Hauser & Edsall's planning board review comments dated September 9, 1998. The following are our specific responses in order of comments:

1. No revisions to plans required based on comment.
- 2.a. Elevations are now provided on the Pump Chamber Detail.
- b. A note has been added to both Sheet 1 and the Pump Chamber Detail stating that a spare pump is to be provided for the residence on Lot 3, as part of the sanitary system construction. A note has also been added to the Pump Chamber Detail stating that the alarm for the high level will sound within the residence.
- c. A note has been added to Sheet 1, as well as the Curtain Drain Detail, stating it is a mandatory part of the septic system installation for all systems.
3. The Driveway Detail on Sheet 3 is now completed.
4. No revisions to plans based on comment.
5. No revisions to plans based on comment.

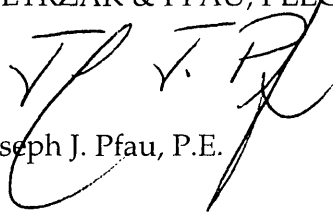
Ann-Elizabeth Drive Resubdivision  
Project No. 98-31  
September 24, 1998  
Page -2-

6. No revisions to plans based on comment.

I hope the above information is adequate. Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC



Joseph J. Pfau, P.E.

JJP/bb  
enclosures:  
cc: M.Edsall, P.E. w/enc.  
cc: H. Vanleeuwen  
anneliz2.doc

## AGRICULTURAL DISTRICT NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York has before it an application for Subdivision/~~Site Plan~~

for the proposed

SUBDIVISION  
(briefly describe project)

Put # of lots

As this project may be located within 500' of a farm operation located within an Agricultural District, the TOWN OF NEW WINDSOR is required to notify property owners of property containing a farm operation within this Agricultural District and within 500' of the proposed project.

Owner/Applicant HENRY VAN LEEUWEN

Name

345 BEATTIE ROAD

Address:

ROCK TAVERN, NEW YORK 12575

Project Location:

55-1-119

Tax Map # Sec., Block, Lot

Street:

OFF BEATTIE ROAD ON ANN ELIZABETH DRIVE

A map of this project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y.

Date: SEPTEMBER 28, 1998

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.,  
Chairman

**RESULTS OF [REDACTED] MEETING OF :**

PROJECT: Ann Elizabeth Dr. Sub P.B.# 88-31

**LEAD AGENCY:**

**NEGATIVE DEC:**

1. AUTHORIZE COORD LETTER: Y      N

M) S) VOTE: A N

2. TAKE LEAD AGENCY: Y N

CARRIED: YES NO

M) S) VOTE: A N

CARRIED: YES NO

WAIVE PUBLIC HEARING: M) 14 S) 5 VOTE: A 5 N 0 WAIVED: Y    N   

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

**APPROVAL:**

M) S) VOTE: A N APPROVED: \_\_\_\_\_

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y N

**DISCUSSION/APPROVAL CONDITIONS:**

Extend Town Road

**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: September 30, 1998**

**SUBJECT: Ann Elizabeth Drive**

Planning Board Reference Number: PB-98-31


Dated: 29 September 1998

Fire Prevention Reference Number: FPS-98-059

A review of the above referenced subject subdivision plan was conducted on 29 September 1998.

This subdivision plan is acceptable.

Plans Dated: 28 September 1998 Revision 2.



Robert F. Rodgers; C.C.A.  
Fire Inspector

RFR/dh



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 31

DATE PLAN RECEIVED: RECEIVED SEP 29 1998

RECEIVED

SEP 29 1998

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision ☒ \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ☒ \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

W. James Sullivan 9/30/98  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 21

DATE PLAN RECEIVED: RECEIVED SEP 29 1998

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Ann Elizabeth Drive Major Sub- has been

reviewed by me and is approved \_\_\_\_\_,

disapproved ☒ \_\_\_\_\_.

~~If disapproved, please list reason~~ \_\_\_\_\_

No town water in this area

HIGHWAY SUPERINTENDENT DATE

Gene D. D. 9-30-98  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98-81

DATE PLAN RECEIVED: RECEIVED SEP 29 1998

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision ✓ \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

ANN ELIZABETH DRIVE has been

reviewed by me and is approved ✓ \_\_\_\_\_,

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

[Signature] 9/29/98  
\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE

**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: September 2, 1998**

**SUBJECT: Ann Elizabeth Drive Subdivision**

Planning Board Reference Number: PB-98-31

Dated: 25 August 1998

Fire Prevention Reference Number: FPS-98-051

A review of the above referenced subject subdivision plan was conducted on 28 August 1998.

This subdivision plan is acceptable.

Plans Dated: 20 August 1998 Revision 1



Robert F. Rodgers, C.C.A.  
Fire Inspector

RFR/dh



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 31

DATE PLAN RECEIVED: RECEIVED AUG 2 5 1998

RECEIVED

AUG 2 6 1998

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision ✓ \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓ \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

W. James Sullivan 8/26/98  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 31

DATE PLAN RECEIVED: RECEIVED AUG 25 1998

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Ron Elizabeth Dr \_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_,

~~disapproved~~ \_\_\_\_\_.

If ~~disapproved~~, please list reason \_\_\_\_\_

No town water in this area.

HIGHWAY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

Steve D. D. D. 8-28-98  
WATER SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

SANITARY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR P/B # 98 - 31

WORK SESSION DATE: 9-2-98 APPLICANT RESUB.  
REQUIRED: Full app - new plans

REAPPEARANCE AT W/S REQUESTED: NO

PROJECT NAME: Van Lennep Major Sub

PROJECT STATUS: NEW \_\_\_\_\_ OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: Joe Pfau

MUNIC. REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- error corrected (An Eliz Pr)

- complete plans rec'd

\_\_\_\_\_

\_\_\_\_\_

(A) need to come to P/s for auth

for P/H.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 98- 31  
WORK SESSION DATE: 19 AUG 98 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Full later  
PROJECT NAME: Vanluneen. (Beattie)  
PROJECT STATUS: NEW X OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: Joe Han.  
MUNIC. REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. skit.  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Further sub Ann Elizabeth Drive
- 5 lot sub.
- resubdiv of Vanlune Beattie Rd.
- exist house on balance parcel
- Status of road P/R or dedicated?
- if not Town road, need new spec?
- # current lots?

4MJE91 pbwsform



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change ☐ Site Plan ☐ Special Permit ☐

Tax Map Designation: Sec. 55 Block 1 Lot 119

1. Name of Project ANN ELIZABETH DRIVE MAJOR SUBDIVISION
2. Owner of Record HENRY VANLEEUEWEN Phone 562-0532  
Address: 70 WINDSOR HIGHWAY NEW WINDSOR, NEW YORK 12553  
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant SAME AS OWNER Phone \_\_\_\_\_  
Address: \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan JOSEPH J. PFAU, P.E. Phone 294-0606  
PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC  
Address: 51 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924  
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney JERALD FIEDELHOLTZ, ESQ. Phone 562-4630  
Address 270 QUASSIAK AVENUE NEW WINDSOR, NEW YOUR 12553  
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:  
JOSEPH J. PFAU, P.E. 294-0606  
(Name) (Phone)
7. Project Location:  
On the BOTH side of ANN ELIZABETH DRIVE \_\_\_\_\_ feet  
(Direction) (Street) (No.)  
\_\_\_\_\_ of \_\_\_\_\_  
(Direction) (Street)
8. Project Data: Acreage 62± Zone R-1 School Dist. WASHINGTONVILLE



9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes X No       

**\*This information can be verified in the Assessor's Office.**

**\*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) CREATION OF FIVE (5)  
RESIDENTIAL BUILDING LOTS UTILIZING EXISTING ROAD AND INDIVIDUAL WELLS  
AND SEPTICS.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes        no X

12. Has a Special Permit previously been granted for this property? yes        no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

24<sup>th</sup> DAY OF August 19 98 [Signature]  
APPLICANT'S SIGNATURE

Mary Ann Hotaling  
NOTARY PUBLIC MARY ANN HOTALING  
Notary Public, State of New York  
No. 01H05062877  
Qualified in Orange County  
Commission Expires July 8, 2000  
HENRY P. VAN LEEUWEN  
Please Print Applicant's Name as Signed

\*\*\*\*\*

TOWN USE ONLY:  
RECEIVED AUG 25 1998

DATE APPLICATION RECEIVED

98 - 31

APPLICATION NUMBER

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**


for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD


HENRY VANLEEUEWEN, deposes and says that he resides  
(OWNER)  
at 70 WINDSOR HIGHWAY NEW WINDSOR in the County of ORANGE  
(OWNER'S ADDRESS)  
and State of NEW YORK and that he is the owner of property tax map  
(Sec. 55 Block 1 Lot 119)  
designation number (Sec.        Block        Lot       ) which is the premises described in  
the foregoing application and that he authorizes:

\_\_\_\_\_  
(Applicant Name & Address, if different from owner)  
PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC  
( Name & Address of Professional Representative of Owner and/or Applicant)

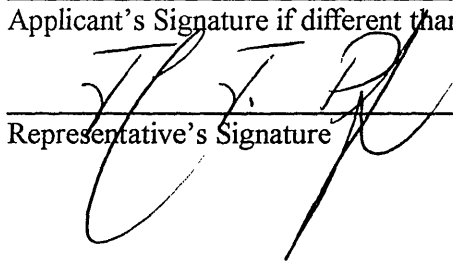
to make the foregoing application as described therein.

Date: \_\_\_\_\_

  
Owner's Signature

  
Witness' Signature

\_\_\_\_\_  
Applicant's Signature if different than owner

  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

RECEIVED AUG 25 1998  
98 - 31

PROJECT I.D. NUMBER

617.21

SEQR

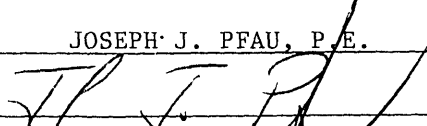
Appendix

State Environmental Quality Review

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

<b>1. APPLICANT /SPONSOR</b> HENRY VANLEEUEWEN	<b>2. PROJECT NAME</b> ANN ELIZABETH DRIVE MAJOR SUBDIVISION
<b>3. PROJECT LOCATION:</b> Municipality <u>NEW WINDSOR</u> County <u>ORANGE</u>	
<b>4. PRECISE LOCATION</b> (Street address and road intersections, prominent landmarks, etc., or provide map)  BOTH SIDES OF ANN ELIZABETH DRIVE.	
<b>5. IS PROPOSED ACTION:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
<b>6. DESCRIBE PROJECT BRIEFLY:</b>  5 LOT RESIDENTIAL SUBDIVISION UTILIZING EXISTING ROAD AND INDIVIDUAL WELLS AND SEPTICS.	
<b>7. AMOUNT OF LAND AFFECTED:</b> Initially <u>62±</u> acres    Ultimately <u>62±</u> acres	
<b>8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
<b>9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?</b> <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
<b>10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If yes, list agency(s) and permit/approvals  TOWN OF NEW WINDSOR PLANNING BOARD.	
<b>11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency name and permit/approval	
<b>12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE  Applicant/sponsor name: <u>JOSEPH J. PFAU, P.E.</u> Date: <u>8-20-98</u> Signature: <u></u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

98 - 31

RECEIVED AUG 25 1998

## PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

<p><b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b></p> <p><input type="checkbox"/> Yes      <input type="checkbox"/> No</p>	<p>If yes, coordinate the review process and use the FULL EAF.</p>
<p><b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b>      If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes      <input type="checkbox"/> No</p>	
<p><b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING:</b> (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p>   <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p>   <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p>   <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p>   <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.</p>   <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.</p>   <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.</p>   	
<p><b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b></p> <p><input type="checkbox"/> Yes      <input type="checkbox"/> No      If Yes, explain briefly</p>	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_

Name of Lead Agency

\_\_\_\_\_

Print or Type Name of Responsible Officer in Lead Agency                      Title of Responsible Officer

\_\_\_\_\_

Signature of Responsible Officer in Lead Agency                      Signature of Preparer (if different from responsible officer)

\_\_\_\_\_

Date

REC'D  
"XX"

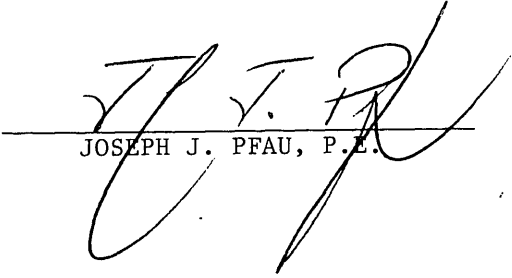
## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE.

  
\_\_\_\_\_  
JOSEPH J. PFAUS, P.E.

98 - 31

RECEIVED AUG 25 1998

**TOWN NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration of being placed on the Planning Board Agenda:

1.     X     Name and address of Applicant.
- \* 2.     X     Name and address of Owner.
3.     X     Subdivision name and location.
4.     X     Tax Map Data (Section, Block & Lot).
5.     X     Location Map at a scale of 1" = 2,000 ft.
6.     X     Zoning table showing what is required in the particular zone and what applicant is proposing.
7.     N/A     Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8.     X     Date of plat preparation and/or date of any plat revisions.
9.     X     Scale the plat is drawn to and North arrow.
10.     X     Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
11.     X     Surveyor's certificate.
12.     X     Surveyor's seal and signature.
13.     X     Name of adjoining owners.
14.     N/A     Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- \*15.     N/A     Flood land boundaries.
16.   DESIGNED   A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17.     X     Final metes and bounds.
18.     X     Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.

19.     N/A          Include existing or proposed easements.
20.     N/A          Right-of-way widths.
21.     N/A          Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22.     X          Lot area (in square feet for each lot less than 2 acres).
23.     X          Number the lots including residual lot.
24.     N/A          Show any existing waterways.
- \*25.     N/A          A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26.                 Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27.     X          Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
28.     X          Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
29.     X          Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30.     X          Provide "septic" system design notes as required by the Town of New Windsor.
31.     X          Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32.     X          Indicate percentage and direction of grade.
33.     X          Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34.     X          Provide 4" wide X 2" high box directly above title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35.     N/A          Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. \_\_\_\_\_ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. \_\_\_\_\_ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: \_\_\_\_\_

Licensed Professional

Date



RECEIVED AUG 25 1998

## AGRICULTURAL DISTRICT NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York has before it an application for Subdivision/~~XXXXXXX~~

for the proposed 5 LOT RESIDENTIAL SUBDIVISION UTILIZING EXISTING ROAD  
(briefly describe project)  
AND INDIVIDUAL WELLS AND SEPTICS.

As this project may be located within 500' of a farm operation located within an Agricultural District, the TOWN OF NEW WINDSOR is required to notify property owners of property containing a farm operation within this Agricultural District and within 500' of the proposed project.

Owner/Applicant HENRY VANLEEUEWEN  
Name

Address: 70 WINDSOR HIGHWAY  
NEW WINDSOR, NEW YORK 12553

Project Location: 55-1-119  
Tax Map # Sec., Block, Lot

Street: ANN ELIZABETH DRIVE

A map of this project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y.

Date: \_\_\_\_\_

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.,  
Chairman